

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

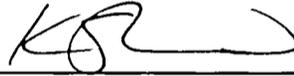
May 26, 2011

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-11-26 Quail Creek Addition Unit No. 30, an addition to the City of Amarillo, being an unplatted tract of land in Section 25, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Ravenwood Dr. & Bridlewood Dr.)
DEVELOPER: Anthony Saikowski

The Planning and Zoning Commission approved the above-mentioned item on May 9, 2011. The plat was filed of record in the Official Public Records of Potter County in Volume 4319, Page 539 on May 11, 2011. Please post your records accordingly.



Kelley Shaw, Planning Director

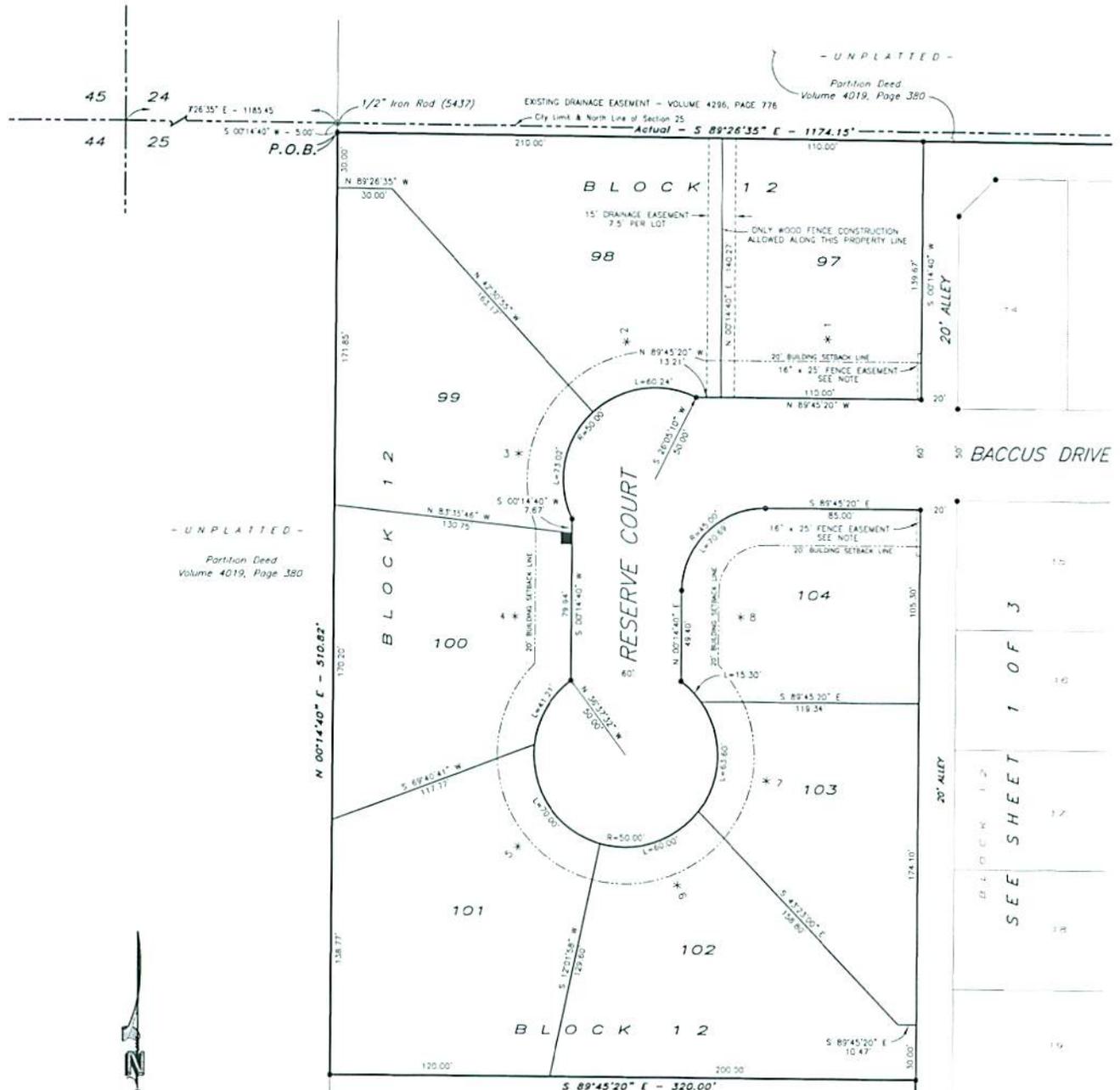
COUNTY CLERK'S MEMO
Portions of this document not
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received for recording J-11

BLK 9 BS+F

SEC 25

QUAIL CREEK ADDITION UNIT NO. 30

AN ADDITION TO THE CITY OF AMARILLO,
BEING A UNPLATTED TRACT OF LAND
IN SECTION 25, BLOCK 9, B. S. & F. SURVEY,
POTTER COUNTY, TEXAS
28.108 ACRES



LEGEND / NOTES

- = 3/8" Iron Rod set with HBD cap
- ⊙ = Control Monument found as noted.
- ⊛ = Address - subject to change without notice
- | — = 6' x 6' Southwestern Public Service Company, Suddenlink Communications and AT&T Transformer Easement.
- = 5' Southwestern Public Service Company, Suddenlink Communications and AT&T Easement, unless otherwise noted.

FENCE EASEMENT NOTE

16' wide Fence Easement is retained by the developer for the construction of a decorative perimeter fence. Said decorative perimeter fence to be maintained by the record deed owner of the lot in which it lies.

"FINAL PLAT"
QUAIL CREEK ADDITION
UNIT NO. 30
AN ADDITION TO THE CITY OF AMARILLO
BEING A UNPLATTED TRACT OF LAND
IN SECTION 25, BLOCK 9, B. S. & F. SURVEY,
POTTER COUNTY, TEXAS
28.108 ACRES

SHEET 2 OF 3

Hagar, Brown & Dorsey, LLC.
LAND SURVEYORS

P.O. Box 1848
Amarillo, Texas 79004
(806) 354-4004
(806) 354-4008 FAX
Sheet: _____ of 3
Drawn By: _____
Plat No: _____
4713 N. Westard St.
Amarillo, Texas 79108
(806) 354-5000
(806) 354-1000 FAX

APP

P-11-26

JW

COUNTY CLERK'S MEMO
Portions of this document not
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received for recording J-11

BLK 9 B S & F

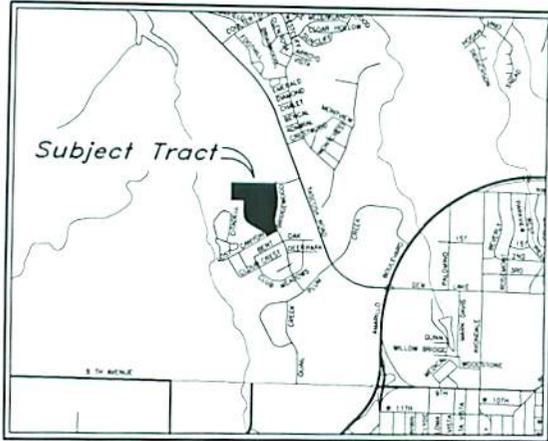
SEC 25

CENSUS TRACT : 133
A.P. NO. J-11

QUAIL CREEK ADDITION UNIT NO. 30

AN ADDITION TO THE CITY OF AMARILLO,
BEING A UNPLATTED TRACT OF LAND
IN SECTION 25, BLOCK 9, B. S. & F. SURVEY,
POTTER COUNTY, TEXAS
28.102 ACRES

SHEET 3 OF 3



Vicinity Map - No Scale

PROPERTY DESCRIPTION:

A 28.102 acre tract of land lying in Section 25, Block 9, B.S. & F. Survey, Potter County Texas being a portion of that certain 38.29 acre tract of land as described in Partition Deed recorded in Volume 4019, Page 380, Official Public Records of Potter County, Texas, said 28.102 acre tract being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of Section 25;

THENCE South 89 degrees 26 minutes 35 seconds East, (Bearings referenced to the Texas Coordinate System, North Zone NAD83) along the North line of Section 25, a distance of 1505.45 feet to point;

THENCE South 00 degrees 14 minutes 40 second West, a distance of 5.00 feet to a 3/8" iron rod with cap marked "HBD" set for the POINT OF BEGINNING;

THENCE South 89 degrees 26 minutes 35 seconds East, parallel with the North line of Section 25, a distance of 1174.15 feet to 3/8" iron rod with cap marked "HBD" set in the West line of Brillewood Drive, same being on a curve to the left having a radius of 1166.05 feet;

THENCE Southeasterly along said curve to the left an arc distance of 245.16 feet (Chord Bearing - South 09 degrees 35 minutes 26 seconds East, 244.71 feet) to a 1/2" iron rod with cap marked "KEYS 2507" found for the beginning of a curve to the right having a radius of 815.00 feet;

THENCE Southeasterly along said curve to the right an arc distance of 421.95 feet (Chord Bearing - South 00 degrees 46 minutes 55 seconds East, 417.25 feet) to a 1/2" iron rod with cap marked "THOMAS 2203" found;

THENCE South 14 degrees 03 minutes 00 seconds West, a distance of 114.96 feet to 1/2" iron rod with cap marked "THOMAS 2203" found for the beginning of a curve to the left having a radius of 680.00 feet;

THENCE Southeasterly along said curve to the left an arc distance of 467.08 feet (Chord Bearing - South 05 degrees 37 minutes 40 seconds East, 457.95 feet) to a 1/2" iron rod found for corner;

THENCE South 59 degrees 48 minutes 30 seconds West, along the North line of Lost Canyon Drive, a distance of 321.90 feet to a 3/8" iron rod with cap marked "HBD" set for corner, whence a 1/2" iron rod found for the Southeast corner of Quail Creek Addition Unit No. 12, Amended, as recorded in Volume 1734, Page 814, Official Public Records of Potter County, Texas, bears South 59 degrees 48 minutes 30 seconds West, 310.0 feet;

THENCE North 30 degrees 11 minutes 30 seconds West, a distance of 30.56 feet to a 3/8" iron rod with cap marked "HBD" set for the beginning of a curve to the left having a radius of 270.00 feet;

THENCE Northwesterly along said curve to the left an arc distance of 144.75 feet (Chord Bearing - North 45 degrees 33 minutes 01 seconds West, 143.03 feet) to a 3/8" iron rod with cap marked "HBD" set for corner;

THENCE North 60 degrees 54 minutes 33 seconds West, a distance of 401.07 feet to a 3/8" iron rod with cap marked "HBD" set for the beginning of a curve to the right having a radius of 340.00 feet;

THENCE Northwesterly along said curve to the right an arc distance of 362.89 feet (Chord Bearing - North 30 degrees 19 minutes 57 seconds West, 345.91 feet) to a 3/8" iron rod with cap marked "HBD" set for corner;

THENCE North 00 degrees 14 minutes 40 seconds East, a distance of 266.75 feet to a 3/8" iron rod with cap marked "HBD" set for corner;

THENCE South 89 degrees 45 minutes 20 seconds West, a distance of 320.00 feet to a 3/8" iron rod with cap marked "HBD" for corner;

THENCE North 00 degrees 14 minutes 40 seconds East, a distance of 310.82 feet to the POINT OF BEGINNING;

Said tract contains a computed area of 28.102 acres of land.

CERTIFICATION:

I, K. C. Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared by me from a perimeter surveying started on the ground by me or by others under my direct supervision.

This 9th Day of May, 2011

K. C. Brown, RPLS
Texas Reg. No. 4664



QUAIL CREEK ADDITION UNIT NO. 30

AN ADDITION TO THE CITY OF AMARILLO
BEING A UNPLATTED TRACT OF LAND
IN SECTION 25, BLOCK 9, B. S. & F. SURVEY,
POTTER COUNTY, TEXAS
28.102 ACRES

Hagar, Brown & Dorsey, LLC.
LAND SURVEYORS

P.O. Box 1840
Amarillo, Texas 79108
(806) 346-4004
(806) 346-4005 FAX

DEDICATION:

State of Texas X Know all men by these presents
County of Potter X

That Anthony Siskowski, being the owner of the land shown and described on this plat has caused all of said land to be reserved, subdivided and designated as Quail Creek Addition Unit No. 30, an Addition to the City of Amarillo, Texas, and do declare that all streets, alleys and easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as streets, alleys and easements.

Executed this 9th Day of May, 2011

Anthony Siskowski

Anthony Siskowski
No. 3 Sumneridge Drive
Amarillo, Texas 79124
806-681-5656

ATTEST:

State of TEXAS
County of POTTER

Before me the undersigned authority on this day personally appeared Anthony Siskowski, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office

On this 9th Day of May, 2011

[Signature]

Notary Public State of TEXAS
Comm. Expires May 16, 2011



JAMES PRINGLE
Notary Public
STATE OF TEXAS
My Comm Exp May 16, 2011

NOTES:

- 1. This plat is not within the Amarillo ETJ.
- 2. This plat does not lie within Flood Hazard Zone "A" according to the Federal Flood Insurance Rate Map Community Panel No. 48375C0510C, dated June 4, 2010. The undersigned surveyor does not accept responsibility for the accuracy of the F.E.M.A. Map upon which this opinion is based.
- 3. Address numbers shown were provided by the City of Amarillo and are subject to change without notice.
- 4. 16" wide Fence Easement is retained by the developer for the construction of a decorative perimeter fence. Said decorative perimeter fence to be maintained by the record deed owner of the lot in which it lies.
- 5. Coordinates shown are relative to the Texas Coordinate System, North Zone (4201) NAD83

APPROVAL:

Approved by the Planning and Zoning Commission of the City of Amarillo on this 9th day of May, 2011.

[Signature]

GRANTEES ADDRESS:

City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

FILED OF RECORD:

5-11-11 Potter
Date County
4319 539
Volume Page

APP

P-11-26

JW

Issued By:
POTTER COUNTY TAX OFFICE
PO BOX 2289
AMARILLO, TX 79105-2289

Property Information	
Property ID: 41580	Geo ID: 37002507500
Legal Acres: 38.2900	
Legal Desc: SECT 25 B S & F LOT	BLOCK 0009 IRREG 38.29
	AC TR BEG 1185.52FT E OF NE COR OF SECT
Situs: BRIDLEWOOD DR	AMARILLO, TX
DBA:	
Exemptions:	

VOL. 4319 PAGE 538

Owner ID: 100092692 100.00%
SAIKOWSKI ANTHONY
5 STONERIDGE CT
AMARILLO, TX 79119-4911

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 0
POTTER COUNTY	Productivity Market: 191,450
	Productivity Use: 434
	Assessed Value 434

Property is receiving Ag Use

Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 04/27/2011

Total Due if paid by: 04/30/2011

0.00

Tax Certificate Issued for:	Taxes Paid in 2010
POTTER COUNTY	2.60
AMARILLO	1.35
PANHANDLE WD	0.04
AMA COLLEGE	0.82
AMARILLO ISD	5.08

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2011 TAXES HAVE NOT BEEN CALCULATED.

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 04/27/2011
Requested By: FIRST AMERICAN TITLE COMP
Fee Amount: 10.00
Reference #: GF #1510172


Signature of Authorized Officer of Collecting Office

Filed AND Recorded
OFFICIAL PUBLIC RECORDS
On: May 11, 2011 at 01:00P

Receipt# - 157414

Document Number 01195384:

Amount 28.00

Julie Smith
County Clerk, Potter County

by lae Deputy

Ret to:
City of Amarillo
Planning Dept
P. O. Box 1971
Amarillo TX 79105

STATE OF TEXAS COUNTY OF POTTER
I hereby certify that this instrument was
FILED on this date and at this time stamped
hereon by me and was duly RECORDED in the
OFFICIAL PUBLIC RECORDS OF POTTER COUNTY TEXAS,
in the volume and page as shown.



Julie Smith, County Clerk
Potter County

By Lyne Seaton Deputy

Any provision herein which restricts the sale,
rental or use of the described real property
because of color or race is invalid and
unenforceable under federal law.

COUNTY CLERK'S MEMO

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not be legible and/or reproducible
when received for recording.